



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a public hearing to request City Council approval of recommended amendment to Lodi Municipal Code to permit full service car washes in CS zones with a use permit and amendment adopting new off-street parking standard for such car washes.

MEETING DATE: July 17, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION: The Planning Commission and staff recommend approval of the following:

- 1) Lodi Municipal Code Section 17.30.035, adding full service automated car washes. Such car washes will be permitted in any CS zone in the City, after first obtaining a use permit from the Planning Commission.
- 2) Amend the off-street parking ordinance by adding a new item 12 to Section 17.60.100, article D (Commercial), creating a new off-street parking standard for new car washes.

BACKGROUND INFORMATION: The proposed project is a text change to the list of permitted uses in Commercial Shopping zones, Lodi Municipal Code Section 17.30.035. The amendment will add full service automated car washes to this section of the ordinance. If this project is approved, the ordinance will permit a full service automated car wash to be located in any CS zone in the City, after first obtaining a use permit from the Planning Commission. In conjunction with the request, is a proposed amendment to the Off-Street Parking Ordinance, Section 17.60.100, article D (Commercial), as item number 12. This new section would provide a parking standard for new full service car washes.

There is some history of previous activity with regard to amending the CS, Commercial Shopping zone to permit car washes. David Cerutti, of Crystal Clean Automobile Laundry Systems, submitted an application on February 11, 1991 to amend the CS zone, section 17.30.035, to allow full service car washes after first obtaining a use permit from the Planning Commission. Mr. Cerutti was interested in developing a car wash at 2400 West Kettleman Lane (west end of Sun West Shopping Center).

A scheduled public hearing on the matter was continued three times at the request of the applicant. Ultimately, on July 22, 1991, the Planning Commission attempted to hold a public hearing, but no one was present to represent the applicant. For this reason, the commission pulled the item from the agenda and notified Mr. Cerutti and Crystal Clean that they would have to reapply if they were still desirous of pursuing the rezoning.

APPROVED: \_\_\_\_\_

H. Dixon Flynn -- City Manager

The only other example of a car wash in Lodi in a CS zone is the USA car wash at the Raley's shopping center (corner of Lower Sacramento Road and Lodi Avenue). It is difficult to use this for comparison purposes because it is a self service unit as opposed to full service, and it is part of a gas station. At the time of the use permit approval in 1986, the property had five (5) off-street parking spaces.

While staff has reservations concerning some of the potential sites for future full service car washes, including Lakewood Mall, (Ham Lane and Lockeford Street), and Rivergate Plaza (Turner Road at Sacramento Street), review of specific project proposals by staff and by the Planning Commission will be able to prevent or mitigate potential adverse impacts.

Staff believes that there is a benefit to allowing full service car washes in the CS zone. Having this community service nearby and easily accessible to residents should enhance the level of neighborhood service. Such businesses would provide a car washing service, and would also probably provide area residents with a place for them to wash their windshields (self-service), inflate their own tires, or purchase auto related products.

If a car wash were to be built now, it would be subject to current parking standards. Full service automated car washes would most closely fit into one of two categories; automobile service and repair, or general commercial and retail. Both require one parking space for each five hundred square feet of building. Other than the wash bay itself, a car wash may not contain a lot of building square footage. Because a parking standard based on square footage of building area may not provide adequate off-street parking for this type of business, staff feels it is appropriate to create a new parking standard for full service car washes.

In attempting to determine an appropriate parking standard, staff first looked at business in Lodi which may be comparable uses. The only full service car wash in Lodi is the Ellis Car Wash at 820 South Cherokee Lane. Ellis, which is in an area zoned C-2, General Commercial, has approximately 4,000 to 5,000 square feet of building area, 15-20 off street parking spaces behind the building (only five marked), approximately 15 spaces of drying area at the north end of the building, and two rows of queuing area for about 15 cars along the west side (front) of the building. The stacking and drying area for cars appears adequate; however, there is the possibility that if it was very busy, the stacked cars going in might interfere with the drying cars. It is difficult to use Ellis in developing a standard because the property is very large, the property is zoned C-2, not C-S, and it is unclear how the parking needs were originally determined at Ellis.

Since there is nothing comparable in Lodi, staff contacted three area cities, Stockton, Tracy, and Galt, to inquire about parking standards for this use. One of the city's ordinances requires parking based on more than one factor, including the number of employees and the square footage. Another city is working on a draft ordinance which uses the number of employees on the largest shift as the determining factor. The third city uses a standard of one space per each 600 square feet of all building area. None of the three cities address queuing/drying area requirements, but leave that up to the site review process.

Council Communication

Meeting Date: July 17, 1996

Page 3

Staff also looked at Planning Advisory Service Report #432 which lists several city's parking requirements for full service car washes. The standards vary from one space per 1,000 sq. ft. of gross floor area in Hillsborough Co. Florida, to three spaces per 1,000 sq. ft. of gross leasable area in Long Beach, California, to four spaces per bay/stall, plus one space per employee, plus sufficient area for 10 stacking spaces per bay in Fairfax Co. Virginia.

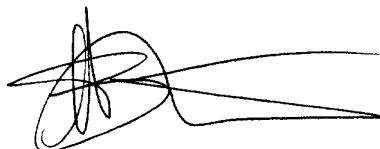
It is apparent that there is no commonly applied standard for full service automated car washes to rely on. Staff has therefore tried to come up with a standard best suited to Lodi. Since most of the on site parking demand is going to be generated by employees and not customers, as evidenced by the fact that in almost all cases, customer's cars will be in the process of being washed and not parked on site, staff is proposing that there be two required parking spaces for each three employees on the largest shift. In addition, there shall be one required additional space for each two hundred fifty sq. ft. of store/lounge area. This should be sufficient for the convenience service the store may provide. Any required queuing/drying area will be determined during site review of each individual proposal.

The requested amendment, as shown below, would be added to section 17.60.100, article D (Commercial), as item number 12.

Full Service automobile washing and cleaning establishments (not self service)

Two parking spaces for each three employees on largest shift. Also one space for each two hundred fifty square feet of store/lounge area.

FUNDING: None

A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam  
Community Development Director

Prepared by Eric Veerkamp, Associate Planner

Attachment:

KB/EV/lw

ORDINANCE NO. 1636

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI  
AMENDING CHAPTER 17.30 OF THE LODI MUNICIPAL CODE BY REPEALING AND  
REENACTING SECTION 17.30.030, ADDING THERETO SECTION 17.30.035 RELATING  
TO C-S COMMERCIAL SHOPPING DISTRICT, AND AMENDING CHAPTER 17.60 OFF-  
STREET PARKING SECTION 17.60.100 RELATING TO SPACES REQUIRED

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LODI AS FOLLOWS:

SECTION 1. Chapter 17.30 - C-S Commercial Shopping District - is hereby amended as follows:

**Section 17.30.030 - Permitted Uses is hereby repealed and reenacted to read as follows:**

17.30.030 Permitted Uses.

Only those uses permitted in the C-1 neighborhood commercial district are permitted in the C-S district; except, that a department store, theater with a maximum seating capacity of four hundred and a cocktail lounge when operated in conjunction with a restaurant and opened only during restaurant hours are included as additional permitted uses, and that residential uses of any type are prohibited.

**Section 17.30.035 relating to Permitted Uses - Use Permit is hereby added, to read as follows:**

17.30.035 Permitted Uses - Use Permit.

The following uses are permitted in the C-S Commercial Shopping District subject to securing a use permit:

- A. Full service automobile washes;
- B. Electronic game centers.

**SECTION 2. Chapter 17.60 - Off-Street Parking - is hereby amended by adding to Section 17.60.100 D item number 12 as follows:**

12. Full service automobile washing and cleaning establishments (not self service), two parking spaces for each three employees on largest shift. Also one space for each two hundred fifty square feet of store/lounge area. There shall be a minimum of eight (8) spaces provided.

**SECTION 3 - No Mandatory Duty of Care.** This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, 1996

\_\_\_\_\_  
DAVID P. WARNER  
Mayor

Attest:

JENNIFER M. PERRIN  
City Clerk

State of California  
County of San Joaquin, ss.

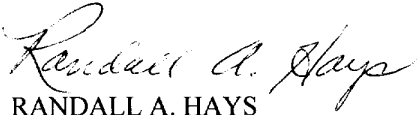
I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1636 was introduced at a regular meeting of the City Council of the City of Lodi held July 17, 1996 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 1996 by the following vote:

Ayes:	Council Members -
Noes;	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1636 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN  
City Clerk

Approved as to Form:

  
RANDALL A. HAYS  
City Attorney



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: July 17, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

**Jennifer M. Perrin**

**City Clerk**

**Telephone: (209) 333-6702**

### NOTICE OF PUBLIC HEARING

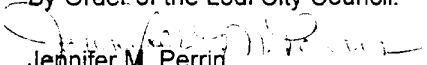
**NOTICE IS HEREBY GIVEN** that on **Wednesday, July 17, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Recommended amendment to Lodi Municipal Code to permit full service car washes in CS, Commercial Shopping zones with a use permit and amendment adopting new off-street parking standard for such car washes.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
Jennifer M. Perrin  
City Clerk

**Dated: July 3, 1996**

Approved as to form:

  
Randall A. Hays  
City Attorney